

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

WHEREAS, the City Manager John L. Salomone has re-appointed with Council approval as regular member to the Zoning Board of Appeals for a term to expire on 2/28/28 or until a successor is appointed;

David Martin (R)

WHEREAS, the City Manager John L. Salomone has appointed with Council approval as regular member to the Zoning Board of Appeals for a term to expire on 2/28/28 or until a successor is appointed;

Edward Aberbach (U)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointments of the above named to the Zoning Board of Appeals.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 
Roseanne Muscarella
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

Relative to authorizing the City Manager to enter into a lease of 92-94 Salem Turnpike with H&C LLC for the operation of a childcare facility.

WHEREAS, the Council of the City of Norwich approved the early termination of the lease agreement between with Little People’s Play Place Too! LLC and the City of Norwich for the childcare facility at 92-94 Salem Turnpike in October 2025; and

WHEREAS, Little People’s Play Place Too! LLC had been in the second five-year extension of the agreement due to expire on June 30, 2030 with annual rent of \$16,200, payable monthly; and

WHEREAS, the property used for the childcare facility is located on the same parcel as the Thomas W. Mahan Elementary School; and

WHEREAS, pursuant to the 2022 School Building Program bond initiative, the students who attend Thomas W. Mahan Elementary School are scheduled to be redistricted in August 2027; and

WHEREAS, currently there is an opportunity for the City to lease the childcare facility located at 92-94 Salem Turnpike until the City determines what shall be done with Thomas W. Mahan Elementary School after it is no longer used as an elementary school; and

WHEREAS, the City of Norwich issued Request for Proposals 26-43 “Lease of 92-94 Salem Turnpike” in January 2026 and received one response to the same from H&C LLC (“Tenant”), the operator of The Little Log School House and the First Step Learning Centers, with which the City has negotiated an agreement including the following terms:

- Tenant to have a two-year term with two one-year options to extend with the written approval of the City
- Tenant to pay annual rent of \$36,000, payable monthly
- Tenant to be responsible for all utilities, repairs, and maintenance
- Tenant to have right of first refusal to purchase 92-94 Salem Turnpike from the City

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter a lease agreement satisfactory to him and as described herein with Tenant and to cause a copy of the same to be delivered to Tenant.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 
Roseanne Muscarella
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

Relative to authorizing the Purchasing Agent to issue a request for proposals for two parcels on Main Street.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to merge the following properties and sell them by request for proposals (RFP):

Location	M/B/L	Book/ Page	Date City Acquired	How Acquired	Approx . Acres	Zonin g
323-325 Main St	102/6/4 3	2056/37	3/4/2005	Quit claim	0.08	CC
327-329 Main St	102/6/4 4	2056/34	3/4/2005	Quit claim	0.07	CC

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Purchasing Agent of the City of Norwich be and hereby is authorized and directed to sell the properties listed herein through a request for proposals process.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 

Roseanne Muscarella
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

Relative to authorizing the City Manager to enter into a real estate listing agreements for multiple City-owned parcels.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to sell the following properties through a realtor:

Location	M/B/L	Book/ Page	Date City Acquired	How Acquired	Approx. Acres	Zoning
21 Fairmount St	101/1/49	3128/299	7/3/2019	Foreclosure	0.44	MF
97 School St	102/1/30	2695/320	9/30/2011	Foreclosure	0.07	MF
11 Oak St	102/4/3	2929/174	10/9/2015	Fee Simple	0.11	CC
51 Scott St	109/4/54	3028/183	8/7/2017	Foreclosure	0.14	MF
270 West Thames St	117/4/56	2948/261	3/3/2016	Fee Simple	0.32	GC
46 Sunnyside Ave	118/3/32	3073/129	6/13/2018	Foreclosure	0.11	R20
24 John St	101/4/32	3586/974	12/18/2025	Foreclosure	0.39	MF

; and

WHEREAS, the City of Norwich selected Executive Real Estate, Inc. to serve as the real estate agent through RFP 26-30.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed on behalf of the City of Norwich to enter into an individual real estate listing agreement satisfactory to him with Executive Real Estate, Inc. offering to sell the properties listed herein at a proposed sale price recommended by Executive Real Estate, Inc.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized and directed to enter into a Purchase and Sales Agreement on behalf of the City of Norwich to sell said property at a price satisfactory to him pursuant to the terms of said Purchase and Sales Agreement and, upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to the purchaser or his/her designee for the property and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title in keeping with the terms and conditions of the Purchase and Sales Agreement.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 
Roseanne Muscarella
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

Relative to authorizing the Tax Collector to offer properties to abutting property owners.

WHEREAS, City departments reviewed the parcels owned by the City of Norwich in maps 96 through 118 of its land records during January and February 2026 and forwarded recommendations for disposal to the Public Works & Capital Improvements Committee; and

WHEREAS, at its February 17, 2026 meeting, the Public Works & Capital Improvements Committee recommended to the Council of the City of Norwich to attempt to dispose of the following properties by offering to sell them to abutting property owners:

Location	Map/Block/Lot	Land Records Book/Page	Date City Acquired	How Acquired	Approx. Acres	Zoning	Minimum Bid	Conditions of Sale
11 Balawender Dr	100/1/4	1779/144	5/22/2003	Tax Collector's Deed	0.49	R40	\$1,500	Merge with purchaser's property
127 Newton St	100/2/15	3440/198	7/17/2023	Foreclosure	0.23	R20	4,500	Merge with purchaser's property
Asylum St	101/1/81	254/402	4/4/1951	Fee Simple	0.17	R20	500	Merge with purchaser's property
14 Willey St	101/2/52	358/726	5/28/1970	Fee Simple	0.03	R20	250	Merge with purchaser's property
Washington St	101/4/23	1414/257	1/21/1999	Quit claim	0.01	CC	250	Merge with purchaser's property
Myers Alley	10/24/1971				0.05	CC	250	Merge with purchaser's property
Laurel Hill Ave Rear	102/7/2	245/328	9/8/1948	Quit claim	0.04	WD	250	Merge with purchaser's property
20 Hoover Ave	78/1/9	1334/32	9/8/1997	Foreclosure	0.82	MF	4,000	Require NPU Easement and merge with purchaser's property at time of transfer.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the Tax Collector of the City of Norwich be and hereby is authorized and directed to sell the properties listed herein, being limited to receiving bids from the owners or agents of those properties immediately abutting the properties listed herein, subject to the requirements established for such sales, the offer to take place in such manner and under such terms and at a time and place to be set by the Tax Collector, including the acceptance of bids by mail to the Tax Collector by a specified date. It shall be a specific requirement as a term of the offer that any successful bidder must agree to combine the property with that of the bidder's existing abutting property and do so within 90 days of the date of offer.

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that City Manager John Salomone be and hereby is authorized to accept no less than the minimum bid for each property from the successful bidder and upon timely tender of the purchase price subject to standard adjustments, to execute and deliver a deed of conveyance to the winning bidder or their designee for each property and to execute, deliver, and receive such other documents as are necessary to complete the transfer of title and to facilitate the merger of each property into the property of the winning bidder.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 
 Roseanne Muscarella
 City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

A resolution of the Norwich City Council amending a resolution adopted by the Council on February 17, 2026, entitled:

“A RESOLUTION OF THE NORWICH CITY COUNCIL IN SUPPORT OF SEEKING U.S. DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FUNDING FOR THE NORWICH-OCCUM INDUSTRIAL CENTER ACCESS IMPROVEMENT PROJECT (N-OAIP), TO IMPROVE THE INTERCHANGE OF INTERSTATE 395 AND ROUTE 97, AND AFFIRMING THE CITY’S COMMITMENT OF LOCAL FUNDS NECESSARY TO COMPLETE THE PROJECT.”

WHEREAS, the Norwich City Council, at a meeting held on February 17, 2026, adopted a resolution entitled "**A RESOLUTION OF THE NORWICH CITY COUNCIL IN SUPPORT OF SEEKING U.S. DEPARTMENT OF TRANSPORTATION BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT FUNDING FOR THE NORWICH-OCCUM INDUSTRIAL CENTER ACCESS IMPROVEMENT PROJECT (N-OAIP), TO IMPROVE THE INTERCHANGE OF INTERSTATE 395 AND ROUTE 97, AND AFFIRMING THE CITY’S COMMITMENT OF LOCAL FUNDS NECESSARY TO COMPLETE THE PROJECT**", which resolution requires amendment to correct a typo and a scrivener’s error both of which appear in the fourth paragraph of the February 17, 2026 resolution; and

WHEREAS, the fourth paragraph of the resolution adopted on February 17, 2026 provides **“WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the project, which is estimated to cost \$8,366,597.00 in total; and”**

WHEREAS, the typo occurs in the last line of the fourth paragraph where the typo is to be corrected by using a capital “P” instead of a small “p” such that the word “project” will appear as “Project” and the scrivener’s error listing estimated cost figure of “\$8,366,597.00” will be changed to “\$10,726,597.00”; and

WHEREAS, the amended fourth paragraph of the resolution, following amendment, will read as follows:

“WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the Project, which is estimated to cost \$10,726,597.00 in total”; and

WHEREAS, the Council of the City of Norwich finds that the amendments are necessary to express correctly the intentions of the city council in adopting the resolution at its February 17, 2026, meeting and that resolution, as corrected by this resolution, does so.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that the resolution described herein as adopted at its February 17, 2026, meeting be and hereby is amended such that the fourth paragraph of the resolution shall provide as follows:

WHEREAS, the City of Norwich seeks financial assistance from the BUILD program for the proposed N-OAIP described above in the amount of \$8,366,597.00 to be applied toward the planning and construction expenses of the Project, which is estimated to cost \$10,726,597.00 in total”

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 

Roseanne Muscarella
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on March 2, 2026, and that the same has not been amended or rescinded:

A RESOLUTION RELATIVE TO THE LEASING OF PROPERTY BY THE NORWICH GOLF COURSE AUTHORITY

WHEREAS, Louis Malerba and Julie A. Malerba (the Malerbas) own and operate a golf-driving range and snack bar on property at 656 New London Turnpike, located across New London Turnpike from the 15th hole at the Norwich Golf Course; and

WHEREAS, the Malerbas and the Norwich Golf Course Authority have discussed leasing the driving range with existing equipment and the use of the parking area to the Norwich Golf Course Authority for a term of five years with the Authority having an option to terminate the lease at the end of the first year and a right of first refusal should the Malerbas seek to sell the property; and

WHEREAS, the Norwich Golf Course Authority has provided a proposed Lease as described to the Malerbas which proposed Lease is in the process of being reviewed by their attorney; and

WHEREAS, the Golf Course Authority believes leasing the driving range will be beneficial to the operation of the Norwich Golf Course and seeks to have the council approve its entering into the Lease Agreement described herein as this represents an expansion of the area to be utilized by the Norwich Golf Course Authority.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that it approves the Norwich Golf Course entering into a Lease as described herein provided the final version of the Lease to be entered into is satisfactory to the City Manager.

Dated at Norwich, Connecticut this 3rd, day of March, 2026.

ATTEST: 

Roseanne Muscarella
City Clerk